

**Hearing Officer
SEPTEMBER 4, 2007**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
1:30 PM

1. CONSIDERATION OF MEETING MINUTES: August 21, 2007

2. Hold a public hearing for a request by the **VULLO RESIDENCE (PL060722)** (Curt Wilt/Architect, applicant; Rick Vullo, property owner) located at 2034 South College Avenue in the R1-6, Single Family Residential District for:

VAR07019 Variance to reduce the rear yard setback from the required fifteen (15) feet to two (2) feet.
CONTINUED FROM AUGUST 21, 2007 HEARING OFFICER
CONTINUED TO SEPTEMBER 18, 2007 HEARING OFFICER

3. Hold a public hearing for a request by the **ROWLEY RESIDENCE (PL070041)** (Steve Briggs/TEBO LLC, applicant; Chris Rowley, property owner) located at 948 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP07016 Use permit to allow tandem parking for a multi-family project.
VAR07006 Variance to reduce the north side yard setback from 10 feet to 3 feet.
VAR07007 Variance to reduce the west rear yard setback from 15 feet to 4 feet.
CONTINUED FROM AUGUST 7, 2007 HEARING OFFICER

STAFF REPORT: [HOr RowleyRes_090407.pdf](#)

APPROVED

4. Hold a public hearing for a request by the **TRICK RESIDENCE (PL070298)** (Stan Patton, applicant; Robert Trick, property owner) located at 304 East 15th Street in the R1-6, Single Family Residential District for:

ZUP07093 Use permit to allow an accessory building (pool cabana).
CONTINUED FROM AUGUST 7, 2007 HEARING OFFICER

STAFF REPORT: [HOr TrickRes_090407.pdf](#)

APPROVED

5. Hold a public hearing for a request by the **FOX RESIDENCE (PL070306)** (Darwin Fox, applicant/property owner) located at 520 East Manhattan Drive in the R1-6, Single Family Residential District for:

VAR07021 Variance to raise the height of the fence/wall in the front yard setback from four feet (4') to five feet eight inches (5' 8").
CONTINUED TO SEPTEMBER 18, 2007 HEARING OFFICER

6. Hold a public hearing for a request by **AA BUDGET MINI-STORAGE – U-HAUL (PL070307)** (Dilbert Martin, applicant; Dondel Inc. property owner) located at 1964 East University Drive in the GID, General Industrial District for:

ZUP07097 Use permit to allow vehicle rentals (trucks, vans, trailers).
CONTINUED TO SEPTEMBER 18, 2007 HEARING OFFICER

7. Hold a public hearing for a request by the **GARZA RESIDENCE (PL070320)** (Terry Williams/Williams Development Company, applicant; Joan Garza, property owner) located at 1014 East Knox Road in the AG, Agricultural District for:

ZUP07119 Use permit standard to reduce the east side yard setback by twenty percent (20%) from twenty feet (20') to sixteen feet (16').
CONTINUED TO SEPTEMBER 18, 2007 HEARING OFFICER

8. Hold a public hearing for a request by the **RADICK RESIDENCE (PL070326)** (Cornel Radick, applicant/property owner) located at 1335 East Fremont Drive in the R1-6, Single Family Residential District for:

ZUP07120 Use permit standard to reduce the rear yard by twenty percent (20%) from fifteen feet (15') to twelve feet (12') feet for a patio addition.

STAFF REPORT: [HOr RadickRes 090407.pdf](#)

APPROVED

9. Hold a public hearing for a request by the **TALEN RESIDENCE (PL070327)** (Emily Talen, applicant/property owner) located at ~~1204 South Maple Avenue~~ **111 West 12th Street** in the R-2, Multi-Family Residential District for:

ZUP07109 Use permit to allow required parking in the front yard setback.

CONTINUED FROM AUGUST 21, 2007 HEARING OFFICER
ADDRESS CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT

STAFF REPORT: [HOr TalenRes 090407.pdf](#)

APPROVED WITH ADDED CONDITION

10. Hold a public hearing for a request by **THE CEDARS (PL070330)** (Alan Turley/Turley Design Affiliates, applicant; AIMCO, property owner) located at 2003 North McAllister Drive in the R-3, Multi-Family Residential Limited District for:

ZUP07107 Use permit standard to reduce the front (west) yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.

~~**ZUP07108** Use permit to allow required parking in the front (west) yard setback.~~

DELETED BY DEVELOPMENT SERVICES DEPARTMENT

VAR07022 Variance to reduce the on site driveway length from twenty feet (20') to sixteen feet (16').

CONTINUED FROM AUGUST 21, 2007 HEARING OFFICER

STAFF REPORT: [HOr TheCedars 090407.pdf](#)

APPROVED WITH ADDED CONDITION

11. Hold a public hearing for a request by **PAPAGO BUTTE WATER TREATMENT – MOTOROLA (PL070336)** (Alan Wawrzyniak/Patriot Tower, applicant; City of Tempe, property owner) located at 255 East Marigold Lane in the AG, Agricultural District for:

ZUP07112 Use permit to allow a wireless antenna tower not to exceed a height of one hundred twenty feet (120').

ZUP07113 Use permit to allow an accessory building (antenna equipment).

CONTINUED FROM AUGUST 21, 2007 HEARING OFFICER

STAFF REPORT: [HOr_Motorola_ButteWT_090407.pdf](#)

APPROVED

12. Hold a public hearing for a request by **RJO MANAGEMENT LLC d.b.a. ELECTRIC HAVEN TATTOO (PL070349)** (Richard Oliver/RJO Management LLC, applicant; Silor LTD Partnership, property owner) located at 3402 South McClintock Drive in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP07121 Use permit to allow a tattoo parlor and barber shop.

STAFF REPORT: [HOr_ElecHavenTattoo_090407.pdf](#)

APPROVED WITH ADDED CONDITION

13. Hold a public hearing for a request by the **JOHNSON RESIDENCE (PL070352)** (Alan Johnson, applicant/property owner) located at 5439 South Hazelton Lane in the R1-6, Single Family Residential District for:

ZUP07122 Use permit to allow an accessory building (garage/workshop).

STAFF REPORT: [HOr_JohnsonRes_090407.pdf](#)

APPROVED WITH ADDED CONDITION

14. Hold a public hearing for a request by the **BENSEL RESIDENCE (PL070358)** (Curt Wilt/Architectural Additions, applicant; Brian Bense, property owner) located at 1037 East Loma Vista in the R1-6, Single Family Residential District for:

ZUP07123 Use permit to allow parking in the front yard setback.

STAFF REPORT: [HOr_BenseRes_090407.pdf](#)

APPROVED

15. Hold a public hearing for a request by the **HAWKINS RESIDENCE (PL070367)** (Scott Hawkins, applicant/property owner) located at 38 West Louis Way in the R1-15, Single Family Residential District for:

ZUP07124 Use permit standard to reduce the front yard setback by twenty percent (20%) from thirty-five feet (35') to twenty-eight feet (28').

ZUP07125 Use permit standard to reduce the east side yard setback by twenty percent (20%) from fifteen feet (15') to twelve feet (12').

STAFF REPORT: [HOr_HawkinsRes_090407.pdf](#)

APPROVED

ABATEMENT CASES

16. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **BANKHEAD RESIDENCE (PL070308/ABT07020)** (James Alan Bankhead, property owner) Complaint No. CE064423 located at 1736 South El Camino Drive, in the R1-6, Single Family Residential District.
CONTINUED FROM AUGUST 7, 2007 HEARING OFFICER

STAFF REPORT: [HOr BankheadResAbate 090407.pdf](#)
WITHDRAWN BY NEIGHBORHOOD ENHANCEMENT

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

E-Mailed Agenda; 8/16/07; 1:00 PM
Advertised Agenda, Monday 8/20/07
Modified Agenda, 8/22/07; added cont case PL070336-Motorola